



తెలంగాణ రాజ పత్రము THE TELANGANA GAZETTE

PART- I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 100]

HYDERABAD, THURSDAY, MAY 9, 2019.

NOTIFICATIONS BY GOVERNMENT

— x —

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I (I))

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE & PARTLY BUFFER USE TO MANUFACTURING USE IN MANOHARABAD (V&M), MEDAK DISTRICT ERRATA TO G.O.Ms.No. 48, MA, DATED: 22.04.2019.

[G.O.Ms.No. 57, *Municipal Administration & Urban Development (Plg.I (I))*, 3rd May, 2019.]

The Schedule of Boundaries for North, South, East & West under Schedule of Boundaries notified in the G.O. shall be read as follows.

"NORTH : Sy.No. 701 (P) of Manoharabad (V).

SOUTH : Sy.No. 711 (P), Buffer zone, waterbody of Manoharabad (V).

EAST : Panadi proposed to be widened to 18.00 mtrs as per MDP - 2031.

WEST : Sy.No. 703 (P) of Manoharabad (V)."

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO MANUFACTURING USE ZONE IN CHEGUR (V), NANDIGAMA (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 58, *Municipal Administration & Urban Development (Plg.I (I))*, 4th May, 2019.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Notified MDP - 2031 vide G.O.Ms.No. 33, MA & UD Department, dated: 24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 827/A & 827/AA to an extent of 4557.00 Sq.mtrs or Act. 1-05gts situated at Chegur (V), Nandigama (M), Ranga Reddy District, which is presently earmarked for Peri-Urban use in the Notified Master Plan MDP - 2031, vide G.O.Ms.No.33, MA, Dt: 24.01.2013 is now designated as Manufacturing use zone for manufacturing of Plastic Garbage Bags and Sheets under 'Green' category, **subject to the following conditions:**

- a) The applicant shall submit NALA certificate from RDO before submission of Building permission.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, dt: 07.04.2012 and G.O.Ms.No. 33 MA, dt. 24.01.2013.
- c) The applicant shall maintain 3.0 mtrs buffer zone all round the site u/r so as to bifurcate the land use Peri-Urban use to Manufacturing use zone.
- d) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- e) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- f) CLU shall not be used as proof of any title of the land.
- g) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- h) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- i) The HT towerline is passing towards western side of the proposed site and there is a 4.50 mtrs passage in between HT tower base to proposed side compound wall. Therefore the applicant shall maintain 10.,00 mtrs wide road from the HT tower line base as per G.O.Ms.No. 168, dt: 07.04.2012.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No. 827(P) of Chegur (V).

SOUTH : 18 mtrs wide existing BT Road.

EAST : Sy.No. 827(P) of Chegur (V).

WEST : 4.50 mtrs Kacha passage (Proposed 10.00 mtrs wide road along the HT line)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI - URBAN USE TO RESIDENTIAL USE IN SINGAPUR (V), SHANKARPALLY (M), R.R. DISTRICT, EDDUMAILARAM (V), KANDI (M), SANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 59, Municipal Administration & Urban Development (Plg.I (1)), 4th May, 2019.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the notified Metropolitan Development Plan - 2031 approved vide G.O.Ms.No. 33, MA & UD Department, dated: 24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No. 189/P, 190/P, 192, 193, 201, 202/P 203/P, 204/P, 205/P & 210 of Singapur (V), Shankarpally (M), R.R. Dist & Sy.Nos. 119/P, 120/P, 121/P, 122/P, 124/P 137 & 138 of Eddumailaram (V), Kandi (M), Sangareddy District totally covering an extent of Ac. 80-07 Gts, which is presently earmarked for Peri - Urban use zone in the notified Metropolitan Development Plan - 2031 approved vide G.O.Ms.No. 33, MA & UD Department, Dt: 24.01.2013 is now designated as Residential use zone, **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission/ development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The change of land use shall not be used as sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. After demolition of the existing buildings, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permissions.
7. The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and Telangana Agriculture Ceiling Act.
8. The owners/applicants are solely responsible for any mis-representation with regard to the ownership/title, Land Ceiling clearances etc., and they will be responsible for any damages claimed by anyone on account of change of land use proposed.
9. The Change of Land Use shall not be used as the proof of any title of the land.
10. The Change of Land Use does not bar any public agency including HMDA/local authority to acquire land for any public purpose as per law.
11. If any dispute occurs regarding ownership, the applicant will be the whole responsible for that.
12. The owner/applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
13. The Natural position of NALA's, if any shall be maintained on ground and access to the neighbouring lands, shall be provided while developing the site.
14. A minimum distance of 30 mtrs shall be maintained from Railway property while developing the site.
15. The applicant shall comply the conditions mentioned in G.O.Ms.No. 168, MAUD, dt: 07.04.2012 with respect to HT line passing through the site under reference.
16. The applicant shall handover the area affected by proposed 90 mts wide RRR road in favour of HMDA before undertaking any development on the site under reference.
17. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.Nos. 119/p, 123/p, 122/p 124/p of Eddumailaram (V) & Railway track and 90 mtrs RRR.

SOUTH : Sy.Nos. 206,200,195,194 of Singapur (V).

EAST : Sy.Nos. 120/p, 119/p, 98/p of Eddumailaram (V) 213/p, 211/P, 212/P, 209 of Singapur (V).

WEST : Sy.Nos. 139/p, 138/p, 137/p, 122/p of Eddumailaram (V) & 185/P, 188 of Singapur (V).

ARVIND KUMAR,

Principal Secretary to Government.